

Agenda Item 4A: Call Up Consideration

Concept Plan Review

2751 and 2875 30th Street for Fire Station 3

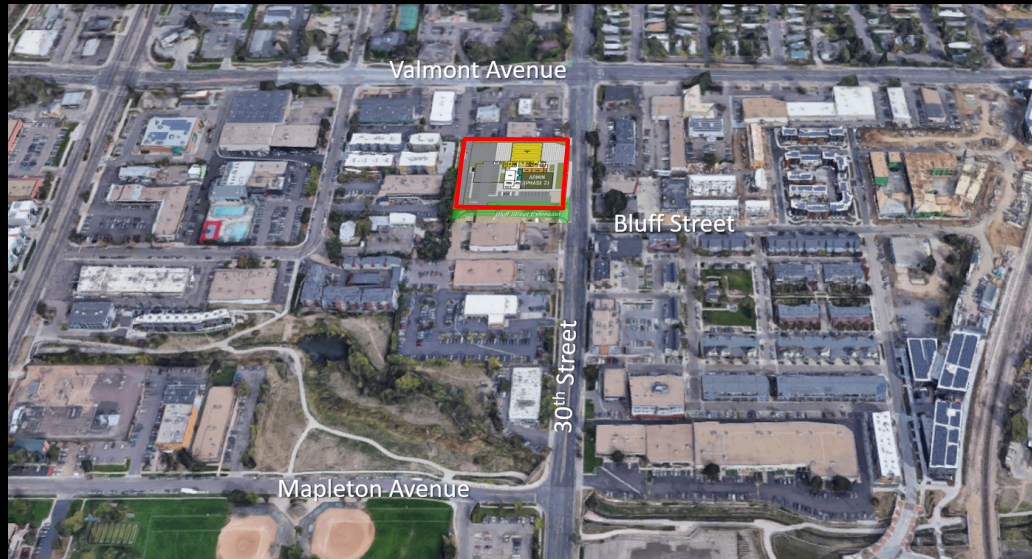


City Council January 5, 2021

Review Process

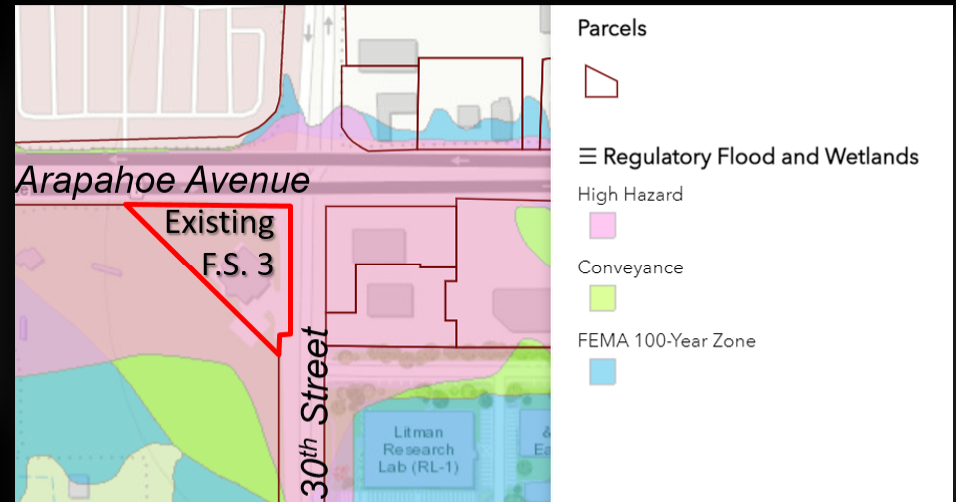
- Planning Board Reviewed on December 17, 2020
- Subject to City Council call up consideration
- Site Review for parking reduction and setbacks
- Design Advisory Board Review (TVAP)
- Planning Board make a determination on Site Review
- City Council call up consideration
- Technical Document Review
- Building Permit

Site Location: 2751 and 2875 30th Street



Existing Fire Station 3

Arapahoe Avenue and 30th Street



Proposed Fire Station 3

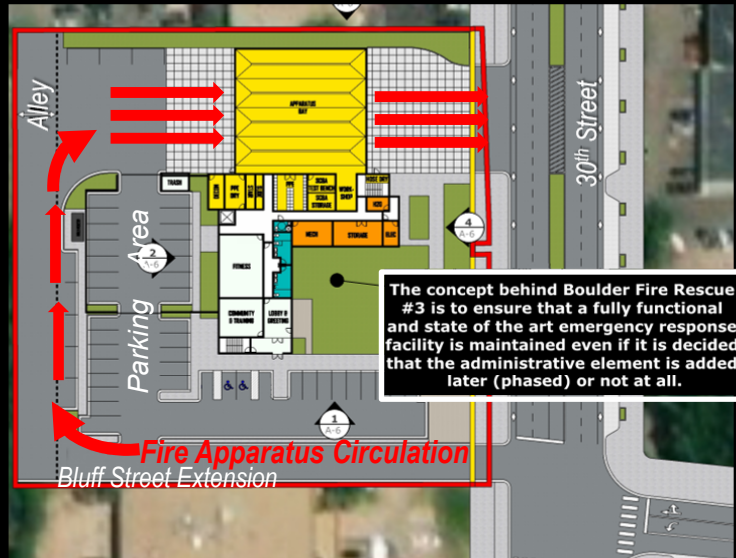
Phase I (Option 2)



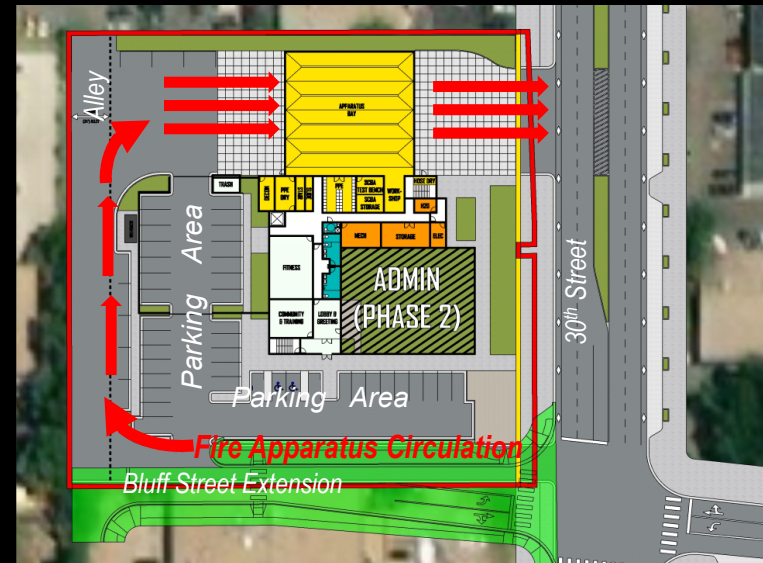
Phase II (Option 1)



Proposed Fire Station 3



Phase I (Option 2)



Phase II (Option 1)



Key Issue 1 Preliminary Consistency with BVCP Policies

1.19 Definition of Adequate Urban Facilities & Services

2.03 Compact Development Pattern





2.24 Commitment to a Walkable and Accessible City

2.40 Design Excellence for Public Projects

2.41 Enhanced Design for All Projects

8.07 Safety




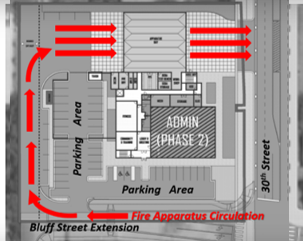


Key Issue 2 Prelim. Consistency with TVAP

GENERAL DESIGN GUIDELINES: BUILDING PLACEMENT AND DESIGN	PRELIMINARY CONSISTENCY	IMAGES OF PROPOSED PROJECT
Orient the main facade to the street and provide an entrance on the street side of the building.	<i>Partially</i>	
Design buildings with pedestrian-scale materials and architectural articulation, particularly on the first floor. Avoid large blank walls. Along streets and sidewalks provide pedestrian interest, including transparent windows and well-defined building entrances.	<i>Partially</i>	
Consider opportunities to frame or preserve views of the Flatirons to the southwest.	Yes	
Incorporate well-designed, functional open spaces with tree, quality landscaping and art, access to sunlight and places to sit comfortably. Where public parks or open spaces are not within close proximity, provide shared open spaces for a variety of activities.	Yes	



Key Issue 2 Prelim. Consistency with TVAP



GENERAL DESIGN GUIDELINES : PERMEABILITY		PRELIMINARY CONSISTENCY	IMAGES
While the improved street network will provide more frequent pedestrian connections, also provide multiple opportunities to walk from the street into projects, thus presenting a street face that is permeable. Also provide opportunities to walk within the interior between abutting properties		Partially	 
GENERAL DESIGN GUIDELINES: PARKING			
Where the ground level is open or exposed to interior drives, paths, or parking lots, screen it with a low wall and/or evergreen landscaping.		Partially	
30th STREET CORRIDOR DESIGN GUIDELINES			
Locate buildings along the street with parking behind.		Partially	
To create a more pedestrian environment and improve safety and traffic flow along 30th Street, eliminate driveway curb cuts on 30th Street when new streets and alleys are developed in the vicinity. (See Chapter 4: Transportation Connections Plan.)"		Yes	
Provide pedestrian interest along 30th Street by selecting active ground-floor uses, such as retail and commercial services, where feasible.		Partially	
Provide street furnishings, such as benches, planters, café seating, art, and pedestrian lighting		Not yet	

Questions for Staff?